

Windsor Place Condominium Association, Berkshire Lakes, Naples, Florida

President Walter Sanford called the Annual Meeting to order at 7:00 PM on February 11, 2015 at the BLMA clubhouse. Board members present were, Walter Sanford, Susan Todaro, Ernie Kenez, and Joyce Peterson. Darlene Rozario was absent. Loretta Canfield, along with Audrey Schafer from Anchor Management was present and handled the vote.

Loretta confirmed that we had a quorum. (We needed 39 voting members, and had slightly more) All votes were affirmative. Marianne Lehr moved to dismiss reading of the Annual Meeting minutes from 2014, and Carol Cortese seconded the motion.

Joyce Peterson, on the interview committee, reported that we have had approximately 20 sales since 2012 when we changed our documents. That measure assures us that those new owners and any upcoming sales will also abide by the "no annual lease" requirement at Windsor Place. Carol Cortese, Antoniette Witte, Darlene Rozario, Ernie Kenez, and Walter Sanford have all sat in on interviews and the entire board is often called upon to look at the applications even before we meet for the face to face interview. Any other owners who are interested in interviewing were asked to contact Joyce Peterson.

Susan Todaro gave the year-end report: \$ 398,445 income, \$ 364,568 expense, with a profit of \$ 33,877. Susan noted that the excess in funds is directly related to first quarter assessments and that the actual year end numbers were quite different. Walter cautioned us that we do still have some bills coming in from 2014 vendors, so it was very helpful that the measures we voted on allows the board to use monies rolled from the 2014 budget to the 2015 budget.

Ernie Kenez gave us an update on landscaping; the diseased palm trees recently removed will be replaced possibly as early as this Friday. Loretta reported that the lake currently has an excess of phosphorus and the vendor is going to add a chemical that is supposed to remove the excess and restore the lake's health.

Marianne Lehr updated us on the socials planned for the rest of the season. 32 people are attending the Valentine Brunch. March 15th a chicken and ribs dinner is being held at the clubhouse with the Manhattan Connection providing entertainment. In April there will be a covered dish social, but the date will be announced later.

Walter Sanford announced his appreciation to Sandy Ramsey for taking over the role of supervisor of the Christmas decorations. All of the residents who helped with this project did a great job! He also expressed his appreciation to Dee Cusick for her dedicated work on the Newsletter each quarter. Then he extended sympathies and words of encouragement to Jim and Dee. Both of them are such an integral part of our community. Finally, we were also reminded NOT to tape any flyers to the outside casing of the bulletin board near the mailboxes as it causes early deterioration of the casing.

Walter then opened the meeting to questions and concerns from the owners. Karen Morgan questioned the wording of the proxy letter and ballot. We were informed by Loretta that the same wording is used for all of Anchors condo associations. There was a general agreement by both WP and

Loretta that the wording should be improved upon so that if the owner is signing and hand delivering the ballot, there would be a place to mark that. Loretta will deal with this matter through Anchor. Power washing and painting is an upcoming project and we are already getting bids in for that. Karen Morgan reported that the BLMA is starting a Travel Club. Residents who have traveled to other countries and are willing to share their pictures and talk about their experience/culture of the host land are encouraged to join. Their next meeting is at the BLMS clubhouse, Thursday, Feb. 19th at 6pm.

We also need one more board member; Darlene Rozario decided not to run for a director position. Timothy Donnery, 541-102, volunteered and was approved by everyone to be our fifth board member. Our documents require us to have five and we cannot do business with any less.

Walter Sanford ended the meeting at 7:40.

Respectfully Submitted,

Joyce Peterson, Secretary